

RENTON CITY COUNCIL
Regular Meeting

August 23, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON; KATHY KEOLKER-WHEELER; DAN CLAWSON.

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL EXCUSE ABSENT COUNCILMAN BOB EDWARDS. CARRIED.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; VICTORIA RUNKLE, Finance & Information Services Administrator; SUSAN CARLSON, Economic Development, Neighborhoods & Strategic Planning Administrator; JIM SHEPHERD, Community Services Administrator; SANDRA MEYER, Transportation Systems Director; PAUL KUSAKABE, Fiscal Services Director; BARBARA KRAUS, Neighborhood Specialist; DON ERICKSON, Senior Planner; ABDOUL GAFOUR, Water Utility Supervisor; DEPUTY CHIEF JOE PEACH, Police Department.

PRESS

Robert Teodosio, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL APPROVE THE MINUTES OF AUGUST 16, 1999 AS PRESENTED. CARRIED.

**SPECIAL
PRESENTATIONS**

EDNSP: Neighborhood Grant
Awards Program

Barbara Kraus, Neighborhood Specialist, presented certificates awarding project funding through the City's Neighborhood Grant Program to the following project coordinators: Ed Plunkett, representing the Victoria Hills Homeowners' Association; Kim Browne, from the Kennydale Neighborhood Association; Tina Cullers, also from Kennydale; Ruth Larson, from the Renton Hill Community Association; Jim King, from Lakeview; Mary Guettler, from Monterey Terrace; and Kelli Patch, from Ponderosa Estates. Herb Postlewait could not be in attendance to accept the certificate awarding funding for Kennydale's new welcome signage.

Councilman Corman noted that all of the projects will be accomplished with matching funding from the benefiting neighborhood, and/or in-kind donations from area residents.

Executive: Initiative 695 –
Potential Local Impacts

Victoria Runkle, Finance & Information Services Administrator, reported on the potential impacts of Initiative 695, which will be before Washington state voters this November. The initiative would reduce all vehicle registration costs to \$30 per vehicle. It would also require that any governmental fee and tax increases effective January 1, 2000, be approved by voters.

The initiative is already having some effect, just by being placed on the ballot. For example, last year's approval of Referendum 49 required the state to allocate 75% of motor vehicle excise tax (MVET) revenues to transportation purposes. As a result of I-695 garnering enough signatures to be put on the ballot, however, the state has refused to issue bonds for major projects pending the outcome of the election.

If I-695 is approved, Renton will lose up to \$625,000 in state-shared revenue from the MVET. Some of these funds (\$75,000) would have gone toward special public safety programs addressing the problems of domestic violence and at-risk youth. The remainder would have helped offset Renton's public safety (police and fire) costs.

Continuing, Ms. Runkle said because 3.1% of the MVET revenue total is currently allocated to cover county health costs, a drastic reduction in the amount collected would probably mean that cities would once again have to pay for these costs directly. Renton's estimated annual expense would be \$620,000, on top of the lowered MVET revenues.

Finally, passage of the initiative would significantly impact state, regional and local transportation projects. The State's 1999-2001 budget forecasts that, in those three years, WSDOT would spend \$480 million on transportation projects, transit agencies would receive \$455 million, the ferry system \$201 million, and HOV improvements would total \$35 million. If these figures are reduced to the level foreseen by I-695, Renton would experience significant reductions in bus service at all times of the day. The City would also receive far fewer transportation grants than it currently enjoys. As far as specific projects, improvements to the I-405/44th St. interchange would not be made, nor would the SR-167/I-405 junction be reconfigured.

Additionally, the Municipal Research Services Center, a statewide agency which provides a clearinghouse of information for all cities and counties, is fully funded by the MVET and stands to be severely affected by I-695.

Ms. Runkle added that another potential impact is that the City's borrowing costs would increase. Also, election costs would run \$25,000 to \$45,000 per year. And although preparing an annual budget is already a lengthy and time-consuming process, the cost to do so would substantially increase since the City would have to prepare two budgets – one assuming no fee or tax increases and the other assuming normal increases, should the voters deign to approve them.

Referring to language in the initiative which repeals the prohibition against taxing vehicles as personal property, Ms. Runkle assumed that, if the initiative is approved, the County Assessor would likely begin to assess and tax vehicles in addition to homes and other real estate.

Concluding, Ms. Runkle said the Administration has asked departments to start preparing possible reductions in programs and services in case the initiative passes.

Responding to Mayor Tanner regarding potential impacts to the Downtown Transit Center, Transportation Systems Director Sandra Meyer said although the hub's construction would not be affected by I-695, the City would expect that transit service levels would likely decrease if the initiative is approved. Ms. Meyer noted that the transit center was designed and will be built, then, to accommodate a level of service that may not materialize due to I-695.

Councilmember Keolker-Wheeler noted that the City is required, as all municipalities are, to fully fund water and sewer services. She wondered how this would be accomplished if the costs of doing so rose, but voters rejected rate increases. Ms. Runkle said one option would be to use general governmental funds for this purpose, which would be a sharp departure from the City's current

practice which is to fully fund the water and sewer budgets from rates.

Councilman Corman added that the City currently requires that the cost of numerous development services be fully borne by the applicants. If expenses rose but fee increases were not approved, the City would be prohibited from recouping these costs from developers, and a subsidy would thus be created for such services. He pointed out that the MVET is deductible on everyone's federal income tax return, while other taxes and charges are not.

Councilman Schlitzer reported that the first poll taken on this issue showed that 78% of the population was in favor of the initiative. The latest poll, however, indicated an approval percentage lower than 60%.

Councilmember Keolker-Wheeler suggested that Council host a debate on this issue, after which it could take a formal position via resolution.

PUBLIC HEARING

Planning: Off-Street Parking
Regulations in Multi-Family
Zones

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the proposed Parking Code amendments modifying off-street parking regulations in the Residential Multi-Family Neighborhood (RM-N), Residential Multi-Family Center (RM-C), and Residential Multi-Family Infill (RM-I) zones, standardizing dwelling type nomenclature, and providing for tandem parking.

Don Erickson, Senior Planner, explained that the changes are being proposed due to the fact that current ratios of off-street parking per dwelling unit may not adequately address the real need for parking in some multi-family zones. Staff recommends that the off-street parking provisions in the RM-N, RM-C and RM-I zones be increased from 1.75 spaces per unit to 2.0 spaces per unit. This would be accomplished by increasing the ratio of required guest parking from 0.25 spaces per unit to 0.50 spaces per unit. A further change would require guest parking when a development has two or more units (as compared to the current requirement for guest parking when a development has five or more units).

Staff also recommends that tandem parking be allowed in these zones as it is similarly allowed in single family and semi-attached residences. Such parking would be assigned to the exclusive use of specific dwelling units. Mr. Erickson noted that if the guest parking ratio is increased and tandem parking is allowed at the same time, the actual amount of off-street parking per unit would increase to 2.5 spaces per unit.

Mr. Erickson added that the proposed changes include a housekeeping change to standardize dwelling nomenclature in the City Code. Specifically, the term "single family" would be changed to "detached and semi-attached" and "two-family", "multi-family" and "apartment houses" would be changed to "attached residential dwellings".

Responding to Council President Parker, Mr. Erickson estimated that, under existing zoning, five to ten parcels would be affected by the new regulations.

Councilman Clawson noted that the proposed changes came about due to problems experienced by the Fire Department in certain developments. Oftentimes, faced with an inadequate number of parking spaces, residents and/or visitors park their vehicles in designated fire lanes or turn-around areas.

Audience comment was invited. There being none, it was MOVED BY KEOLKER-WHEELER, SECONDED BY PARKER, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 299 for ordinance.)

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * The final phase of levee construction is being completed as part of the Cedar River Flood Control project.
- * The annual Kenndale Beach Splash Day event on August 19th attracted approximately 100 participants.
- * Lifeguards will continue to be on guard at Gene Coulon Memorial Beach Park and Kenndale Back Park through Labor Day (September 6th).
- * The September 1st edition of the *Renton Reporter* will contain the first "Renton Community Calendar." The 16-month calendar begins with the month of September, 1999 and features beautiful full-color photographs, information on special events and activities, and quotes from various community members.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing.

Appointment: Human Rights & Affairs Commission

Mayor Tanner reappointed Vern Nichols, 194 Monterey Pl. NE, Renton, 98056, to the Human Rights & Affairs Commission for a two-year term expiring on 9/19/2001. Council concur.

Parks: Police Annex Building
(Declared Surplus)

Community Services Department recommended a public hearing be set on 9/13/99 on declaring the police annex building to be surplus to the City's needs. Council concur.

Development Services: Forrest
Creste Apts ROW Dedication,
NE 6th & Duvall

Development Services Division recommended acceptance of a Deed of Dedication for 30 feet of right-of-way on NE 6th St. east of Duvall Ave. NE as required for the Forrest Creste Apartments project. Council concur.

Fire: Emergency Management
Plan

Fire Department submitted proposed City of Renton Emergency Management Plan which gives direction and outlines responsibilities in the event of a local or regional disaster. Refer to Public Safety Committee.

Vacation: Lake Ave S (S 2nd
to 3rd), Release of Liability
Agreement (Previously Hold
Harmless)

Legal Department recommended approval of an ordinance amending Ordinance #4714, relating to the vacation of the south half of Lake Ave. S. between S. 2nd and 3rd Streets, by substituting language which required a hold harmless agreement to instead require a release of liability for any clean-up or related costs in connection with petrochemical contamination in the property. Council concur.

Technical Services:
Springbrook Creek Alignment
& Boundary Correction
(Oakesdale at 16th to 19th)

Technical Services Division recommended acceptance of a Quitclaim Deed from Drainage District No. 1 of King County to resolve a boundary dispute and correct the alignment of Springbrook Creek adjacent to the extension of Oakesdale Ave. SW from SW 16th to 19th Streets. Council concur.

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL
APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

OLD BUSINESS

Committee of the Whole

Police: Valley Communications
New Facility

Council President Parker presented a report regarding Valley Communications' new facility update and recommendations. The Committee of the Whole reviewed the status of plans to develop a new Valley Communications (Valley Com) emergency communications facility. As part of its review, the Committee considered the recommendations of the Valley Communications Administrative Board concerning various issues related to financing and developing the new facility. Subsequent to its review, the Committee recommended that Council

ratify the following Valley Communications Administrative Board recommendations:

1. Admit the City of Federal Way as a member/owner agency of Valley Communications. This ownership is understood to include representation of Fire District #39.
2. Accept the proposed preliminary design concept and budget estimates for the necessary building construction and systems acquisitions. It is understood that the City of Renton's obligation will likely be between \$2.5 and \$3 million.
3. Complete the property acquisition for the site at the intersection of the 277th corridor and 108th Ave. S. in Kent for \$210,000.
4. Authorize the creation of a public development authority (PDA) as the vehicle used to finance the facility, equipment and associated costs.
5. Accept the Administrative Board's recommendations regarding the selection of David A. Clark Architects as the principal architect for this project; and such other consultants and specialists as are necessary to complete this project within the established operational and budget constraints.

The Committee further recommended that the Administration provide periodic updates on this project to the Council, and at key decision points along the way. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

EDNSP: Gateway Signage
(Grady Way & Oakesdale,
Maple Valley Hwy & Orcas)

Council President Parker presented a report recommending that Council approve the conceptual designs, budgets and locations of two gateway signs (Grady Way & Oakesdale, and Maple Valley Highway & Orcas Ave.), and further authorize the Administration to move forward with securing these signs. MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Public Safety Committee
Building: Junk Vehicles &
Vehicle Parts, Clean-up on
Private Property

Public Safety Committee Chair Schlitzer presented a report recommending that Council present the ordinance relating to clean-up of junk (abandoned vehicles and vehicle parts) from private property for first reading. MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Transportation Committee
Transportation: Houser Way
Improvements, Agreement
w/Boeing (Obermeyer Property
Access)

Transportation Committee Chair Corman presented a report recommending that Council approve a Memorandum of Agreement with The Boeing Company concerning the initiation of a public process to address potential future improvements to Houser Way North and Lake Washington Boulevard. The public process to address these street improvements would be initiated in the event that significant development other than the AnMarCo Stoneway concrete batch plant occurs in the vicinity of the Obermyer property, located north of the intersection of Houser Way North and North 8th Street.

The Transportation Committee further recommended that the Mayor and City Clerk be authorized to execute the agreement. MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Finance Committee
Finance: Vouchers

Finance Committee Vice Chair Nelson presented a report recommending approval of Claim Vouchers 173640 - 174092 and two wire transfers totaling \$2,858,179.01; and approval of Payroll Vouchers 20982 - 21295 and 526 direct deposits in the total amount of \$987,705.23. MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE

REPORT. CARRIED.

EDNSP: Hiring of Senior Planner at Step E

Finance Committee Vice Chair Nelson presented a report recommending that the Economic Development, Neighborhoods & Strategic Planning Department be authorized to hire Robert Jenkins as a Senior Planner at Step E of the pay scale. **MOVED BY NELSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.**

Planning & Development Committee

Comprehensive Plan: Annual Amendment Review Process

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding proposed changes to the Comprehensive Plan amendment process. The Committee reviewed the proposed changes on July 22nd and August 12th, and recommended approval of these amendments as shown on the document titled "Draft 4, July 1, 1999". The recommended changes are summarized as follows:

1. The filing deadline for amendments for the following year be changed to December 15th;
2. An optional pre-application review and authorization to proceed process be established at the City Council level; and
3. Review criteria be established for Comprehensive Plan amendments, and existing review criteria for rezones be specified for the Hearing Examiner and Planning Commission review processes.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

Planning: Off-Street Parking Regulations in Multi-Family Zones

The following ordinances were presented for first reading and referred to the Council meeting of 9/13/99 for second and final reading:

An ordinance was read amending subsections 4-4-080.E and F of Chapter 4, Property Development Standards, of Title IV (Development Regulations) of City Code by modifying the off-street parking regulations in the Residential Multi-Family Neighborhood (RM-N), Residential Multi-Family Center (RM-C) and Residential Multi-Family Infill (RM-I) zones. **MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/13/99. CARRIED.**

Vacation: Lake Ave S (S 2nd to 3rd), Release of Liability Agreement (Previously Hold Harmless)

An ordinance was read vacating a portion of Lake Ave. S. between S. 2nd St. and S. 3rd St. (Safeway, Inc./VAC-95-001) and amending Ord. No. 4714. **MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/13/99. CARRIED.**

Building: Junk Vehicles & Vehicle Parts, Clean-up on Private Property

An ordinance was read amending Sections 6-1-2 of Chapter 1, Abandoned Vehicles, and 6-14-2 of Chapter 14, Litter, of Title VI (Police Regulations), and subsection 10-5-2.B.2 of Chapter 5, Impoundment and Redemption of Vehicles, of Title X (Traffic) of City Code relating to warrants for entry upon private property to remove junk vehicles and vehicle parts. **MOVED BY SCHLITZER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 9/13/99. CARRIED.**

Councilman Corman suggested that the Administration make a special effort to publicize this ordinance so that residents aren't first informed of its existence when a Code Enforcement Officer contacts them about the presence of a junk vehicle or vehicle parts on their property.

NEW BUSINESS

MOVED BY NELSON, SECONDED BY SCHLITZER, COUNCIL SET A

Human Services: 2000 CDBG
and General Fund Allocations

PUBLIC HEARING ON 9/20/99 TO TAKE TESTIMONY REGARDING
THE RECOMMENDED ALLOCATIONS FOR COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS AND GENERAL FUND
HUMAN SERVICES GRANTS IN 2000. CARRIED.

Solid Waste: 1999 Hazardous
Waste Mobile Totals

Councilmember Keolker-Wheeler reported that over the last weekend of July, the
Hazardous Waste Mobile collected over 66 tons of hazardous waste from 1,564
participating households. All of the waste will now be properly disposed of.

Hearing Examiner: Concerns
re: Development Policies &
Implementation

As chair of the Planning & Development Committee, Ms. Keolker-Wheeler
suggested that it enter into a dialogue with the Hearing Examiner on policy
questions of concern to him (specific topics of discussion to be determined by the
Examiner). MOVED BY KEOLKER-WHEELER, SECONDED BY
CORMAN, COUNCIL REFER THIS MATTER TO THE PLANNING &
DEVELOPMENT COMMITTEE. CARRIED.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN.
CARRIED. Time: 8:40 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
August 23, 1999